

DOVER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1977

WHEREAS the Council of the District of Dover being the appropriate local planning authority within the meaning of Article 4 of the Town and Country Planning General Development Order 1977 are of the opinion that development of the descriptions set out in the Schedule hereto should not be carried out on land situate partly in the Parish of Capel-le-Ferne and partly in the Parish of Hougham without being two parcels of land coloured red on the plan annexed hereto unless permission therefore is granted on application made under the Town and Country Planning General Development Order 1977.

AND WHEREAS the Council are further of the opinion that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 3 (b) of the said Article 4 should apply to this direction.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 hereby direct that the permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development on the said land of the descriptions set out in the Schedule hereto.

THIS DIRECTION is made in pursuance of the provisions of paragraph (3) (b) of the said Article 4 and shall remain in force until 2nd October 1980 being six months from the date of this direction and will then expire unless it has been approved by the Secretary of State for the Environment before that date.

THIS DIRECTION may be cited as the Dover District Council (Capel-le-Ferne

and Hougham Without) Town and Country Planning Direction No.

1

1980

Given under the Common Seal of
the District Council of Dover

this

Second

day of

April

One thousand Nine hundred and
eighty

The Common Seal of the Council

was hereunto affixed in the

presence of:



G. Blackthorn

Chief Executive
Dover District Council

The Secretary of State for the
Environment hereby approves the
foregoing direction.

N. Thompson

N. THOMPSON

*An Assistant Secretary
in the Department of
the Environment

Signed by authority
of the Secretary of
State

4TH JUNE 1980

SCHEDULE

- (a) Development permitted under Article 3 of the Town and Country Planning General Development Order 1977 subject to the limitations contained in the description of that development in Column 1 and the conditions set out opposite that description in Column 2 of Schedule 1 to the said Order being development comprised within Class IV (2) temporary buildings and uses referred to in the said Schedule 1 and not being development comprised in any other class.

DOVER DISTRICT COUNCIL

Statement of circumstances which in the opinion of the Dover District Council as the local planning authority make it necessary that planning control should be imposed by way of a Direction under Article 4 of The Town and Country Planning General Development Order 1977 in respect of land at Capel-le-Ferne and Hougham.

1. The area to which the proposed Article 4 Directions will apply comprises two parcels of cliff top land which have been used without planning permission for camping and stationing of touring caravans. Enforcement action has been authorised in this respect.
2. Both parcels of land adjoin an existing caravan site.
3. In the Kent Development Plan the land is within a Category A Coastal Preservation Area, which recognises its amenity value and considerable scientific interest. It is the policy of the local planning authority to discourage additional means of access and other facilities which would allow a different and more intensive use of this stretch of the coast, and to prevent development.
4. The western parcel of land is within and the eastern parcel of land adjoins the Folkestone Warren Site of Special Scientific Interest which is of geological, physiographical and biological interest and is a Grade 1 site of national importance in 'A Nature Conservation Review', published by Cambridge University Press on behalf of the Nature Conservancy Council and the Natural Environment Research Council. The Nature Conservancy Council's description of the SSSI is attached.
5. In the Kent Structure Plan, as modified by the Secretary of State, the land is within a Special Landscape Area.
6. The land is within an area of Heritage Coast designated by the Countryside Commission.
7. The land is within the Kent Downs Area of Outstanding Natural Beauty, designated by the Countryside Commission, and forms a landscape feature of national significance.
8. In the Kent Development Plan the land is within an Area of Great Landscape Value, in which the policy is that the principal industries shall continue to be agriculture and forestry and that additional development shall in general only be admitted if a strong case for such development can be approved, and subject in any event to appropriate siting and a high standard of design.
9. The route of the North Downs Way, a statutory long distance footpath, adjoins the southern boundaries of both parcels of land and a public footpath (FP 215) runs along the western boundary of the eastern parcel of land.
10. The Regional Controller and County Surveyor (Highway Authorities) are opposed, on highway grounds, to the expansion of existing caravan and camping sites and the introduction of new sites, where access exists or is proposed, to the Trunk Road A20.

11. The proposed Article 4 Directions form an important integral part of the supplementary planning guidance for the purposes of development control approved by the District Council's Planning Committee following a public exhibition and public consultation exercise.
12. It is considered by the District Council as local planning authority that all possible steps should be taken to ensure that certain development, which could otherwise be undertaken without planning permission, is brought under planning control.
13. The land forms part of a stretch of coastline of great visual amenity, particularly since it is in close proximity to the A20 Trunk Road which carries a heavy volume of traffic a substantial part of which consists of visitors to this Country. It is vital to avoid the disfigurement of this scenically valuable and attractive area by the uncontrolled erection of structures now permitted under Classes IV (2), V and XXII.

It is considered for the reasons set out above that permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to developments of the description specified in the schedule in, on, over or under any of the land shown coloured red on the accompanying plan.

KENT

FOLKESTONE WARREN SSSI

Local Planning Authority : Shepway and Dover District Councils
First Scheduled : 1951
Revised : 1968 and 1979
National Grid Reference : TR (61) 272384
O.S. 1:50,000 Sheet No. : 179
1:25,000 Sheet No. : TR 23 and TR 34
Hectares/Acres :

DESCRIPTION:

The site is of geological, physiographical and biological interest. It includes a classic section exposing the uppermost part of the type section of the Lower Greensand, its junction with the overlying Gault; the complete standard Gault succession is represented, the junction of the Gault and Lower Chalk with above the Lower and Middle Chalk.

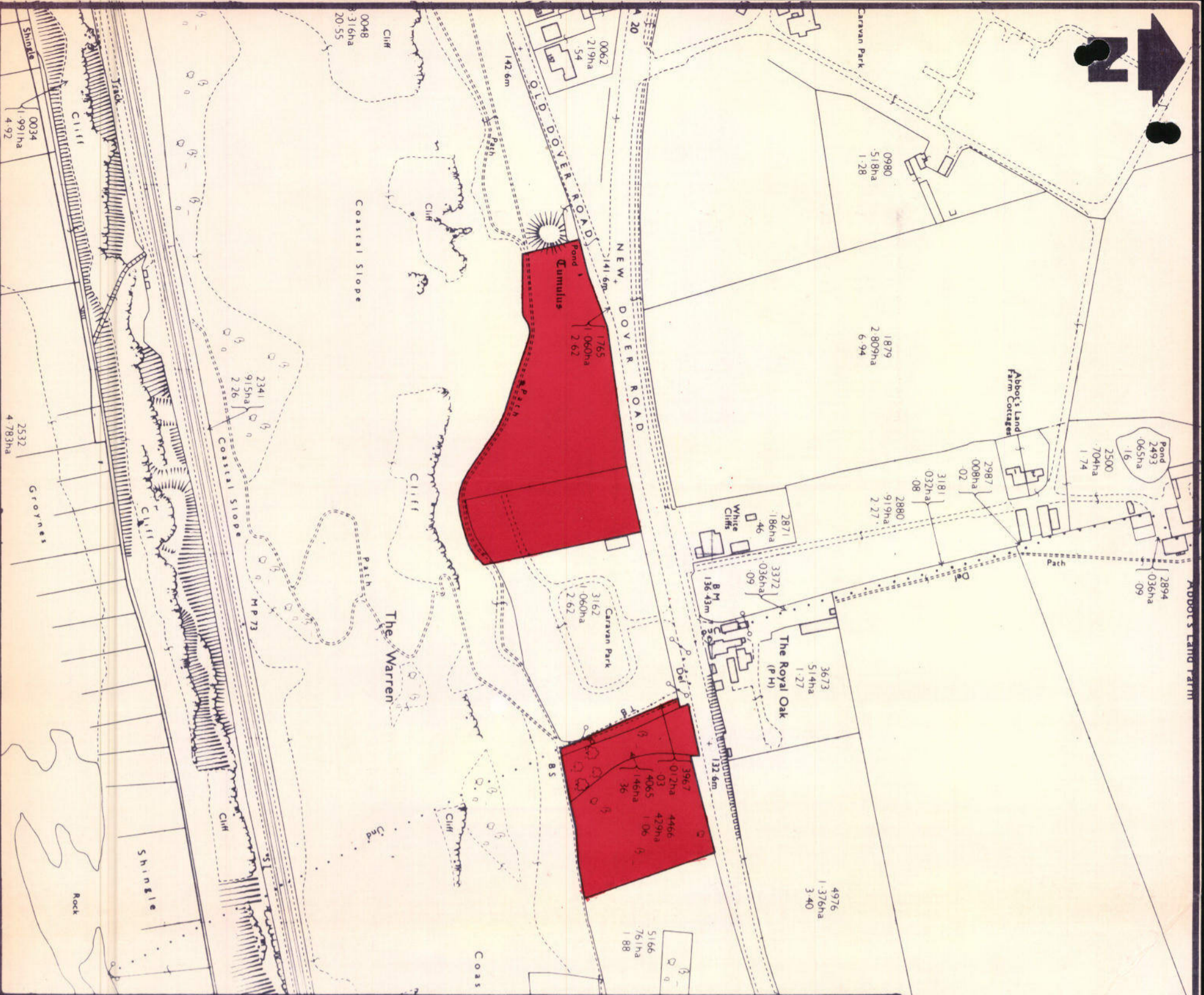
The extensive areas of undercliff forming steep, broken slopes above the shore include a diverse range of habitats. These include areas of chalk grassland dominated by sheeps fescue Festuca ovina and tor grass Brachypodium pinnatum, and including species such as early and late spider orchid Ophrys sphegodes and O. fuciflora, the clove scented and carrot brookrapes Orobanche caryophyllacea O. maritima and wild cabbage Brassica oleracea. At the bottom of the cliffs, small damp hollows with fen communities are present including the rush Juncus subnodulosus and sea kale Crambe maritima.

The Warren also supports a remarkably rich insect fauna especially lepidoptera. Four breeding species of moth are extreme rarities: Marris's wainscot, rest harrow, sub-angled wave and fiery clearwing, while the site represents one of the best south coast sites for

migrant Lepidoptera. Rarities are also present among the diverse fauna of other insect groups.

REMARKS:

The Site is a Grade 1 in "A Nature Conservation Review".



TOWN AND COUNTRY PLANNING GENERAL
DEVELOPMENT ORDER 1977 - ARTICLE 4
DIRECTION. Land to the south of New Dover Road
(A.20), in the Parishes of Capel-Le-Ferne / Hougham,
District of Dover.

AREAS OF ARTICLE 4 DIRECTION



Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M.
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From O.S. sheet TR 2638
Scale : 1/2500
Date : 24/10/79
Drawn by S.L.
Plan no 167/79
D.J. Sturt
B.A., Dip.T.P., M.R.T.P.I.
Director of Planning.

*Chief Executive
Dover District Council*

